DELEGATED DECISION REPORT

SMD/2019/0741 **Valid 20/12/2019**	**MOSS COTTAGE RUDYARD ROAD** **RUSHTON SPENCER**	**PROPOSED LEAN-TO EXTENSION ON AN EXISTING EQUESTRIAN BUILLDING** **(FULL - MINOR)**

MAIN ISSUES

The impact on the character, appearance and amenities of the rural area

DESCRIPTION OF SITE

The site is within the countryside about a mile to the south-east of Rushton Spencer village. It comprises a strip of land to the side of a storage and stables building belonging to a farmhouse (Moss Cottage) and within a wider property used for equestrian purposes. Previous approvals have been given for stables and a horse menage/arena. The property lies to the north side of Rudyard Road, a straight country lane and is surrounded by open land.

PROPOSAL

This is a full planning application for a lean-to extension to a storage building used for equestrian purposes including storage and stabling (the latter is a converted "animal pen" according to the agent). The lean-to would be used for additional storage purposes including hay and straw, as described in an email from the agent. The development would be in the form of a lean-to against the side wall of a dual pitched building, spanning the whole flank wall of the main part of the building. It would have matching metal clad materials.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy
DC1 Design Considerations
R1 Rural Diversification

<u>Emerging Staffordshire Moorlands Local Plan</u>

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents,

businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications was agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were necessary to consider; proposals for safeguarded land at Gillow Heath in Biddulph, housing land supply, Local Green Spaces in Cheddleton (Ox Pasture), Biddulph (Dorset Drive and implications for the emerging neighbourhood plan) and Blythe Bridge. They were held on 4th and 5th February and the Council is now awaiting the outcome from the Inspector.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation
- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.
- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council's view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

Given the above, the majority of policies (as modified) can be given substantial weight. However, policies that are subject to the February hearing sessions can only be given moderate weight as they are subject to outstanding objections and scrutiny.

Emerging Policies

The following policies are considered to be relevant to this application:

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Rural Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

Section 12 (Design).

National Policy Guidance

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0099: All-weather horse exercise arena and stables building. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.2.20
Neighbour consultation period ends: 13.2.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No comments received.

Severn Trent

No objection.

OFFICER COMMENTS

The principle of equestrian related buildings in the open countryside is acceptable. The main issue is whether or not the scale and design of the extension is in keeping with the surrounding rural area. The design is in the form of a lean-to against a much larger metal-clad pitched roof building also used for storage purposes and with another lean-to converted into stables building. It appears this was undertaken instead of implementing a 2016 permission for a stables building. The property is used for equestrian purposes and there is an exercise arena. The new extension is to store additional hay and straw. It is in the exact same size, shape, footprint and siting as the previous approved stables building (which was not implemented). The materials would match those of the existing building. Therefore there would be no additional impact on the appearance of the area. As the property is in a fairly remote rural location, a considerable distance from other houses, the residential amenities of the area would also not be affected.

To ensure the structure is used for appropriate purposes in the countryside, a condition will be added to restrict the building to equestrian related or land maintenance storage purposes.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the character and appearance of the surrounding countryside and would be used for appropriate equestrian purposes. The proposal would comply with both the Core Strategy, forthcoming Local Plan and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 13.2.20

X

Signed by: JaneC

On behalf of Staffordshire Moorlands District Council